



THE
A-TEAM

**RE/MAX
FIRST**

55 ERIN Crescent, Calgary T2B 3C8

MLS®#: **A2180361**

Area: **Erin Woods**

Listing Date: **12/06/24**

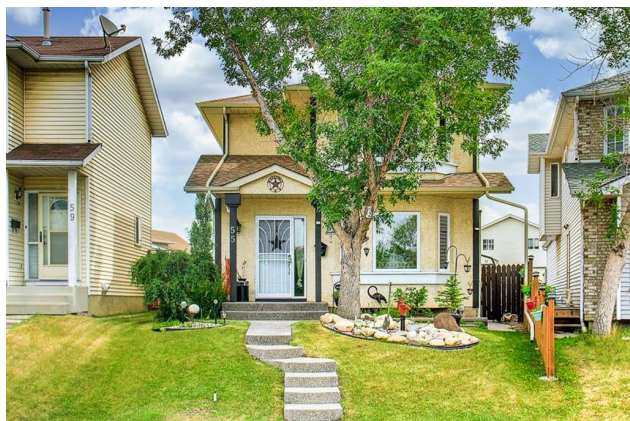
List Price: **\$549,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 13-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**
Lot Information
Lot Sz Ar: **3,885 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,509**
Low Sqft:
Ttl Sqft: **1,509**

DOM

15
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Private**
Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Off Street,RV Access/Parking,RV Gated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Stove(s),Washer**
Int Feat: **Central Vacuum,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"
4pc Bathroom	Lower	7`9" x 9`10"
Breakfast Nook	Main	7`9" x 11`3"
Family Room	Main	12`0" x 13`0"
Living Room	Main	13`3" x 16`3"
Furnace/Utility Room	Lower	7`8" x 19`4"
Bedroom	Upper	12`9" x 8`6"

Room	Level	Dimensions
4pc Bathroom	Upper	7`8" x 8`1"
4pc Ensuite bath	Upper	7`7" x 5`3"
Dining Room	Main	9`6" x 13`8"
Kitchen	Main	9`4" x 8`11"
Game Room	Lower	14`1" x 15`4"
Bedroom	Upper	9`6" x 8`7"
Bedroom - Primary	Upper	13`0" x 16`5"

Bedroom Lower 10`11" x 12`8" Legal/Tax/Financial

Title: Zoning: R-CG
Fee Simple
Legal Desc: 9011657

Remarks

Pub Rmks: **Welcome to this charming and affordable family home in Erin Woods, offering over 2200 sqft of living space and plenty of room to grow! Perfect for first-time buyers or savvy investors, this property delivers comfort, functionality, and unbeatable value. The main floor boasts two spacious living areas, giving your family room to spread out and enjoy. The bright front living room is ideal for relaxing, while the cozy family room off the kitchen features a wood-burning fireplace and a charming cedar ceiling—perfect for chilly evenings or family gatherings. Upstairs, you'll find three well-sized bedrooms, including a primary suite complete with its own ensuite for added privacy. A second 4-piece bathroom ensures convenience for the whole family. The finished basement adds even more versatility, featuring a fourth bedroom, an additional full bathroom, and a rec room ready to suit your needs—whether as a playroom, gym, or home office. Step outside to a fully fenced yard with plenty of outdoor space, including a large deck, a covered patio, and room for kids and pets to play. The property is complete with aggregate pathways, a double detached garage, and a storage shed, plus an additional gated parking spot for your RV or trailer! Located in a family-friendly neighborhood close to major roadways, schools, parks, and shopping, this home offers both convenience and community. Recent updates include new vinyl plank flooring upstairs, refreshed cabinetry, quartz kitchen counters, and a repainted deck. With so much potential, this home is ready to welcome its new owners. Don't miss out on this incredible opportunity—book your showing today!**

Inclusions: 1 of the white fridges in lower level
Property Listed By: Manor Hill Realty YYC Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









